



City of Harrisonburg, Virginia

Planning Commission Meeting

April 8, 2009

7:00 p.m.

Regular Meeting
409 South Main Street

1) Call to order, roll call, determination of quorum, and review/approval of minutes from the March 11, 2009 regular meeting.

2) New Business

Preliminary Plat – Variance Request Lots 49 & 50 Norwood Avenue (Kettelkamp)

Consider a request from Scott Kettelkamp to preliminarily subdivide three townhouse lots with variance requests from the Subdivision Ordinance Sections 10-2-41 (i) (3), 10-2-45, 10-2-66, and 10-2-67. The lots, zoned, R-3, Multiple Dwelling Residential District, are located along Norwood Street and can be found on tax map 27-S-49 & 50.

Ordinance Amendment – Home Business Definition & Special Use Additions

Public hearing to consider a request from Harriet Clare Cobb to amend the Zoning Ordinance Section 10-3-24 to add a definition of Home Business. This modification would also add home businesses as a special use within Sections 10-3-34, 10-3-40, 10-3-46, 10-3-48.4, 10-3-52, 10-3-55.4, 10-3-56.4, 10-3-57.4, 10-3-58.4, and 10-3-180.

Special Use Permit – 950 Turkey Run Road – Home Business (10-3-34 (9))

Public hearing to consider a request from Harriet Clare Cobb for a special use permit per Section 10-3-34 (9) of the Zoning Ordinance to allow a home business within the R-1, Single Family Residential District. The property is located at 950 Turkey Run Road and can be found on tax map 22-C-48.

Ordinance Amendment – R-3 Boardinghouse or Rooming House Language Change

Public hearing to consider amending the Zoning Ordinance Sections 10-3-46 (1) and 10-3-48.4 (1) to amend the descriptive language of boardinghouse and roominghouse.

Ordinance Amendment – Boardinghouse or Rooming Houses M-1 Special Use Permit Addition

Public hearing to consider amending the Zoning Ordinance Section 10-3-97 to add Boardinghouse or Rooming house as a use permitted by special use permit within the M-1, General Industrial District.

3) Unfinished Business

Special Use Permit – 521 Blue Ridge Drive – Major Family Day Home

Public Hearing to consider a request from Aneta and Christopher Smialek for a special use permit per Section 10-3-34 (6) to allow a Major Family Day Home within the R-1, Single Family Residential District. The property is located at 521 Blue Ridge Drive and can be found on tax map parcel 29-D-29.

4) Public Input

5) Report of secretary and committees

Proactive Zoning

6) Other Matters

7) Adjournment

Staff will be available Tuesday May 12, 2009 at 2:30 p.m. for those interested in going on a field trip to view the sites for the May 13, 2009 agenda.